

Corrected
NOTICE OF SALE
2010-CP-02-1712

BY VIRTUE of a decree heretofore granted in the case of: CitiMortgage, Inc. against Jeffrey Ronell Toole aka Jeffery Ronell Toole, the South Carolina Department of Motor Vehicles, and Green Financial Services Corp., I, the undersigned Master in Equity for Aiken County, will sell on October 7, 2013, at 11:00 a.m. at County Courthouse in Aiken, South Carolina, to the highest bidder, the following described property, to-wit:

All that certain piece, or parcel, or lot of land situate, lying and being in the County of Aiken, State of South Carolina, and being known and designed as Lot No. Three (3), Block "B", as shown on a plat made by K.L. Wise, Surveyor, dated October 1951, and recorded in Plat Book 1 at Page 5, records of the RMC Office for Aiken County, South Carolina, to which plat reference is hereby made for a more particular description as metes, bounds and location of said lot.

Also includes a mobile/manufactured home, a 1994 Fleetwood Mobile Home with Serial #: NCFLP56A1B0948402

This being the same property conveyed by Deed from Jerry R. Toole to Jeffrey Ronell Toole dated May 12, 1993, and recorded June 1, 1993, in Deed Book 1396 at Page 98 in the RMC/ROD Office for Aiken County, South Carolina.

TMS No. 024-09-04-002 (Land) & 777-00-15-837 (Mobile Home)
Property Address: 108 Thompson Ave #B, North Augusta, SC 29841

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five per cent (5%) of said bid, in cash or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. Should the successful bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity may resell the property on the same terms and conditions (at the risk of the said defaulting bidder). Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order. The successful bidder will be required to pay for documentary stamps on the Deed and interest on the amount of the bid from the date of sale to the date of compliance with the bid at the rate of 13.5900%.

THIS SALE IS SUBJECT TO ASSESSMENTS, COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search well before the foreclosure sale date.


Honorable Maurice A. Griffith
Master in Equity Aiken County

Aiken, South Carolina
July 29, 2013

RILEY POPE & LANEY, LLC
Attorneys for Plaintiff